INDIAN OVERSEAS BANK
Bareilly Branch
116-A, Civil Lines, Bareilly,
Uttar Pradesh- 243001

Phone: 8925950435
Email: iob0435@iob.bank.in

BAREILLY/ /2026-27

Date: 11.06.2026

SALE NOTICE OF IMMOVABLE SECURED ASSETS
Issued under Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002

To,

1. Mr. Rizwan Khan S/O Anwar Khan
   (Borrower/Mortgagor)
   284 A, Swaley Nagar, Nawadiya
   Qila Chawani Road, Bareilly

2. Mr. Imran Khan S/O Anwar Khan
   (Mortgagor/Guarantor)
   284 A, Swaley Nagar, Nawadiya
   Qila Chawani Road, Bareilly

3. Mr. Anwar Khan S/o Sri Akbar Khan
   (Personal Guarantee Only)
   284 A, Swaley Nagar, Nawadiya,
   Qila Chawani Road, Bareilly

Sir,

1. This has reference to recovery actions initiated against you under the provisions of the SARFAESI Act 2002.
2. Please refer to the possession notice dated **11.10.2017** issued to you regarding taking possession of the secured assets at morefully described in the schedule below and the publication of the said possession notice in Amar Ujaala (daily) and Times of India (daily) on 15.10.2017 by the undersigned for the purpose of realization of the secured assets in exercise of the powers conferred on the bank as Secured Creditor under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under.
3. You the above named borrowers / mortgagors / guarantors have failed to pay the dues in full after issuance of demand notice dated **19.04.2017**. Hence it is proposed to sell the secured assets mentioned in the Schedule below on "as is where is" and "as it is what is" condition under Sec 13(4) of the Act read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002.

INDIAN OVERSEAS BANK
Authorized Officer

4. After appropriating the aforesaid repayments-amounting to Rs. 12,91,001/- (Rupees Twelve Lakh Ninety One Thousand and one only), the dues in the loan account as on **31.05.2026** is **Rs. 48,05,428.76 (Rupees Forty Eight Lakh Five Thousand Four Hundred Twenty Eight and paisa Seventy Six Only)** along with further interest at contractual rates and rests, besides costs / charges incurred till the date of repayment in full.

5. We hereby give you notice of **15** days that the below mentioned secured assets shall be sold by the undersigned on **30.06.2026 between 11.00 AM and 4.00 PM** with auto extension of Ten minutes till sale is completed through e-auctioning **https://baanknet.com/**.

6. A copy of the E-auction notice inviting offers for e-auction setting out the terms& conditions of sale such as particulars of the secured asset, the dues of the Bank, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time of sale etc is enclosed for your ready information. Please also be advised that the said sale notice will also be published in English and Hindi Newspaper shortly. A copy of the proposed paper publication is also enclosed.

Schedule of Secured Assets

1.All that part and parcel of the residential property land and building to an extent of 83.61 sq Meter situated at Moh Swaley Nagar Nawadia, Phool Bagh Distt Bareilly, recorded in name of Mr. Rizwan Khan S/O Anwar Khan bounded by: (Symbolic Possession taken)
East: House of Zahid
West: House of seller (Bundey Khan and others)
North: House of Shabbir Mian & Babbu
South: Rasta 20 ft wide

2.All that part and parcel of the residential property land and building to an extent of 83.61 sq Meter situated at Moh Swaley Nagar Nawadia, Phool Bagh Distt Bareilly, recorded in name of Mr. Imran Khan S/O Anwar Khan bounded by: (Symbolic Possession taken)
East: House of Seller (Bundey Khan and others)
West: House of Sher Mohd
North: House of Shabbir Mian & Babbu
South: Rasta 20 ft wide.

Total Area: 167.22 Sq. meter

Yours Faithfully

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Authorized officer

Encl:
1. E-auction notice containing terms and conditions
2. Proposed paper publication of E-auction notice

INDIAN OVERSEAS BANK
Bareilly Branch
116-A, Civil Lines, Bareilly, Uttar Pradesh- 243001
Phone 8925950435, Email: iob0435@iob.bank.in

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of FinancialAssets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the borrower (s) and guarantor (s)that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Indian Overseas Bank, Secured Creditor, will be sold on "**As is where is**", "**As is what is**" and "**Whatever there is**" on **30.06.2026** for recovery of **Rs. 48,05,428.76 (Rupees Forty Eight Lakh Five Thousand Four Hundred Twenty Eight and paisa Seventy Six Only)** as on **31.05.2026** due to the Indian Overseas Bank, Secured Creditor from the Borrower **Mr. Rizwan Khan S/o Anwar khan R/o** 284 A Swaley Nagar, Nawadiya, Qila Chawani Road, Bareilly and Guarantors:

1. **Mr. Imran Khan S/o Anwar Khan R/o 284-A, Swaley Nagar, Nawadiya Qila, Chawani Road, Bareilly &**
2. **Mr. Anwar Khan S/o Akbar khan R/o 284-A, Swaley Nagar, Nawadiya Qila, Chawani Road, Bareilly**

The reserve price will be Rs. 28,10,400/-(Rupees Twenty Eight Lakh Ten Thousand Four Hundred Only) and the earnest money deposit will be Rs. 2,81,040/-

Description of the Immovable property (ies)

1. All that part and parcel of the residential property land and building to an extent of 83.61 sq Meter situated at Moh Swaley Nagar Nawadia, PhoolBaghDistt Bareilly, recorded in name of Mr Rizwan Khan S/O Anwar Khan bounded by: (Symbolic Possession taken)

East: House of Zahid
West: House of seller (Bundey Khan and others)
North: House of Shabbir Mian & Babbu
South: Rasta 20 ft wide

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2. All that part and parcel of the residential property land and building to an extent of 83.61 sq Meter situated at Moh Swaley Nagar Nawadia, Phool Bagh Distt Bareilly, recorded in name of Mr Imran Khan S/O Anwar Khan bounded by: (Symbolic Possession taken)

East: House of Seller (Bundey Khan and others)

West: House of Sher Mohd

North: House of Shabbir Mian & Babbu

South: Rasta 20 ft wide.

Total Area: 167.22 Sq. meter

*Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc)

* Bank's dues have priority over the statutory dues

Date and time of e-auction: 30.06.2026 between 11.00 A.M. to 04.00 P.M. (**time**) with auto extension of 10 minutes each till sale is completedat the platform of **https://baanknet.com/**

For detailed terms and conditions of the sale, please refer to the service providers Website **https://baanknet.com/**

INDIAN OVERSEAS BANK
THE SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 & THE SECURITY INTEREST (ENFORCEMENT) RULES 2002
Authorized Officer

Authorised Officer

Place: Bareilly

Date: 11.06.2026

This may also be treated as a Notice under Rule 8(6)/Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above mentioned date.

Terms and Conditions

1. The property(ies) will be sold by e-auction through the service provider https://baanknet.com/under the supervision of the of the Authorized Officer of the Bank.

2. The intending Bidders /Purchasers are requested to register on portal https://baanknet.com/using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to **transfer the EMD amount using online mode in his Global EMD Wallet account by 29.06.2026 (before 5.00 PM)** (one day prior to e-auction day and closing time should be mentioned). Intending bidders shall have a valid email address and should register their name / account by login to the website of the aforesaid service provider.

3. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through NEFT/RTGS mode (**After generation of Challan from https://baanknet.com/ which will provide account details**) in bidders Global EMD Wallet account. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. Bids without EMD shall be rejected summarily. The Earnest Money Deposited shall not bear any interest. The amount of EMD paid by the successful bidder shall be adjusted towards the sale price.

4. The intending participants of e-auction may download copies of the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-auction related to this e-auction from BAANKNET.COM portal (https://baanknet.com/).

5. The submission of online application for bid with EMD shall start from **15.06.2026.**

6. Bidder's Global Wallet should have sufficient balance (>=EMD amount) at the time of bidding.

7. Online auction sale will start automatically on and at the time as mentioned above. Auction / bidding will initially be for a period of 120 Minutes with auto extension time of 10 minutes each till the sale is concluded.

8. During the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs. 25000/- to the last higher bid of the bidders. 10 minutes time will be allowed to bidders to quote successive higher bid and if

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no higher bid is offered by any bidder after the expiry of 10 minutes to the last highest bid, the e-auction shall be closed.

9. The property shall be sold to the successful bidder. The successful bidder (purchaser) as declared by the Authorised Officer shall deposit 25% of the sale price (less EMD amount) immediately on the same day and not later than the next working day in favour of "**Indian Overseas Bank, Bareilly Branch" to the credit of A/C No. 04350113035001 (SARFAESI SALE PARKING ACCOUNT) Indian Overseas Bank, IFSC Code IOBA0000435**.

10. The balance amount of sale price shall be paid within 15 days from the date of confirmation of auction sale. Failure to remit the entire amount of sale price within the stipulated period will result in forfeiture of deposit of 25% of the bid price to the secured creditor and forfeiture of all claims over the property by the purchaser and the property will be resold.

11. The sale certificate will be issued in the name of the successful bidder (purchaser) only, after payment of the entire sale price amount and other taxes/charges, if any.

12. The purchaser shall bear the charges/ fee payable for conveyance such as registration fee, stamp duty, etc., as applicable as per law.

13. The Authorized Officer has the absolute right to accept or reject any bid or postpone or cancel the sale, as the case may be without assigning any reason whatsoever.

14. The property is being sold on **"As is where is", "As is what is" and "Whatever there is"** basis. The Bank has disclosed only the known encumbrances, statutory liabilities, if any, as above and it is for the purchaser to make their own independent enquiries at their own costs before participating in the auction.

15. As regards the statutory dues stated above, Bank dues will have priority over statutory dues. Without prejudice to the above, statutory liability, if any, shall be borne by the purchaser and the Bank assumes no responsibility in this regard.

16. Sale is subject to confirmation by the secured creditor Bank.

17. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation by the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims / rights / dues.

18. *In compliance with Section 194 IA of the Income Tax Act, 1961 income tax @ 0.75 % on the Reserve Price shall be deducted and paid under the PAN of

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the Purchaser. Since the Tax has been calculated only on the Reserve Price, the bidder shall bear the 0.75 % income tax on the bid multiplier amount and the bank shall not take any responsibility for the same.

*In case of any sale/transfer of immovable property of Rupees Fifty lakhs and above, the transferee has to pay an amount equal to 0.75 % of the consideration as Income Tax.

As per the press release issued by Central Board of Direct Taxes dated 13.05.2020, the rates of Tax Deduction at Source (TDS) for the non-salaried specified payments made to residents has been reduced by 25% for the period from 14.05.2020 to 31.03.2021. Hence, the Income Tax on the bid amount shall be 0.75% during the period from 14.05.2020 to 31.03.2021.

19. For verification about the title documents and inspection thereof, the intending bidders may contact Indian Overseas Bank, Bareilly Branch, 116-A, Civil Lines, Bareilly, Uttar Pradesh- 243001 **from 15.06.2026 & 16.06.2026** between **11:00 AM to 04:00 PM**.

20. The intending bidders are advised to read the sale notice, terms and conditions of e-auction, help manual on operational part of e-auction and follow them strictly. In case of any difficulty or assistant is required before or during e-auction process, the bidder may contact authorized representative of e-auction service provider (**https://baanknet.com/**), details of which are available on the e-Auction portal.

21. Once the e-Auction is closed, successful bidder shall be informed by the above referred service provider through SMS/e-mail in the mobile number/e-mail registered with the service provider. However, the sale is subject to confirmation by the secured creditor.

22. Platform (https://baanknet.com/) for e-auction will be provided by service provider M/S MSTC Limited having Registered office at 225-C, A.J.C. Bose Road, Kolkata-700020 (contact Phone & Toll free Numbers 033- 22901004, operation time of Help desk: 8:00 am to 8:00 pm). The intending Bidders /Purchasers are required to participate in the e-auction process at e-auction Service Provider's website **https://baanknet.com/**.

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Place: Bareilly
Date:11.06.2026